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DOWNTOWN COMMISSION RESULTS

Tuesday, April 22, 2014

50 W. Gay Street, (Beacon Building) Conference Room B – 1st Floor

I. Attendance

Present: Present: Steve Wittmann (Chair), Otto Beatty, Jr. (Vice chair), Michael Brown, Tedd Hardesty, Kyle Katz, Robert Loversidge, Mike Lusk, Jana Maniace, Danni Palmore

City Staff: Daniel Thomas, Elizabeth Brown, Dr. Aaron Messer

II. Approval of the March 25, 2014 Downtown Commission Meeting Results

Move to approve (9-0)

III. Review for Special Use Approval and Certificate of Appropriateness

Case #1 785-14

113 E. Main Street

Applicant: Matthew Goldstein & Ian Estep

Property Owner: Huntington National Bank

Attorney: Connie Klema

Design Professional: Bart Overly

Blostein / Overly Architects

Request:

1. Request for Special Use Approval for Use Dog Day Care
2. Certificate of Appropriateness for the construction of exterior (walls and other areas).

Animal day care or boarding requires Special Use approval from the Downtown Commission. Property owners within a 125 ft. radius have been notified as recommended by the Commission as part of the approval process. A conceptual review occurred in the February 2014 Downtown Commission meeting.

Discussion

Matthew Goldstein, the applicant, spoke. He gave background to his business of dog care and walking and his desire to have a bricks and mortar business downtown. There is a growing demand for this type of business. A boutique doggie day care, servicing 40 to 60 dogs a day is proposed. An aesthetic design, not currently on the market, is being proposed. Operations were talked about – noise and smell. By weekly pickup will pretty much take care of that. Noise will take a multi-faceted approach. From employees properly trained. There will also be an intake process to evaluate dogs and their behavior. The building will be heavily insulated and will have staff there 24

hours a day. There will be outdoor play area in the front and back that will be attended. We've done a lot of research.

There will be boarding but open floor option. Crating will be an option. Bart Overly, the architect, address the issue with the play area walls. The front will also be landscaped. SW – How many dogs will there be in outside at a time? A 20 in the front. In the back around 30. “Expelling” a dog could be an option. 75% of business is M-F. DP – is 3 full time employees sufficient? There will be about 7 part time as well. KK Could the upper part of the wall be more transparent. The graphics is not part of this.

SW – I the special use permanent to the property or does it pertain to the current applicant? I would like to have it clarified.

The design was discussed, specifically the high screen wall. The wall has openings at different heights. The wall is reclaimed lumber The existing building will be painted. Some of the existing asphalt will be taken and replaced with gravel and other material. The existing canopy will be repaired. The back fence will have no openings and will be cedar. RL – wall is clever and fun but I'm not sure of the use of barn siding as a material downtown. TH – this is artful and fun. The material can be power washed. JM – concern that the wall is massive and monolithic, could some form of revision be made? A. The wall does set back slightly and we can come back with more detail of the landscape. Suggestion was made to bring back a more detailed landscape plan when signage is presented. SW –Question about the pea gravel and its cleanup.. A. It will percolate down.

SW – Opened the floor up to discussion. Steven Seebert – residential owner on Noble. There are residences surrounding the area. Most are above the 7 ft. fence. Concern with sound. Could go elsewhere. How will this affect property values? A. We've spent 6 months looking for a site. Many of the residents in the area also have dogs and we would love to serve them. Connie Klema - address special permit – we're here for CoA for the use. This is a mixed use area. JM – would some form of screen help? A. Operation is more an issue. Dr.Koener – City Paws (in Columbus 3rd St.) and Proctor & Gamble facility (700 + cats and dogs) Barking is from stress and missing anxiety. It's possible to control. We have people everyday walking into City Paws for these types of facilities. The need is out there. Tony Gattum – Noble St. - Concern with proximity, noise. Kevin Fields, Atty. Who represents Renaissance Condominium owners. (60 units). Must consider public good and potential detriment. The issues are odor and noise. How would this effect development of other uses such as outdoor cafes. There's a reason why dog day care is supposed to be in manufacturing districts. You also have the ability to place conditions.

Client of Matt's current business. Advocates current proposal based on his past practice. Letters of support were handed out. Ohio lofts representative. This property was used by Capital Crossroads and it was loud then. This will be an improvement. 99 E. Main – Silkin – this will be a great addition. A. – we reached out to the Renaissance Condo Association a number of times, this is the

Dr. Aaron Messer, City of Columbus, Department of Health Public, Health Veterinarian. With proper design and considerations I believe that this would be an excellent addition to

downtown. Would like to have an on-site inspection and consultation. Complaints that come to the City are dealt with by the Health code and City's Prosecutors Office. The City has demonstrated it can address complaints (noise and odors). There are some safety issues in terms of dogs and arrival and parking. Overnight use would be a concern. Dogs can be maintained, it is a management issue. Concern about floor and in floor drains. Disinfectant is a concern, pea gravel is a common substrate. Waste management must be through a private company. Most of the noise will be indoor. Construction material is important. Does object to the wood fence material – won't handle odors – suggests another material or lining with another material. SW – are there code issues with sound and smell. A. – Problems are typically handled by the Prosecutors Office. There is a mechanism for prolong loud and long noise. Odors are addressed in Health code.

Employee to dog ratio will be 1 to 15. There will be an enclosed dumpster location in the back for waste. We will work with the neighborhood. 20 dogs will be boarded overnight. Small groups of dogs will be let out.

KK – Move to approve contingent upon the applicant meeting with the City Health Department to discuss the porous fence and interior floor. The graphics package will be presented to the Commission at a later time. I would like to suggest that the applicant host monthly meetings with the neighbors to address issues. SW – finalize landscaping. – specify trees. DP -2nd. KK – meetings for the first three months.

RL – do we have to approve the use and then the design separately? SW – I think a single vote would accommodate both.

Opening is expected in August.

JM - What if ownership changed and the new owners were not as meticulous – what would the recourse be?

Result

Motion to approve contingent upon the following:

1. Meet with the City Health Department to discuss the porous fence and interior floor.
2. Submit graphics package to the Commission at a later time.
3. Submit finalized landscape plan (identify species).
4. Conduct monthly meetings with neighbors (suggested for three months)

Vote (9-0)

IV. Review for Certificate of Appropriateness

Case #2 781-14

Address: 340-342 E. Gay Street

Betty's / Domino's Pizza

Applicant: Against the Wind LLC

Property Owner: Against the Wind LLC

Design Professional: Juliet Bullock / John Eberts

Request CC3359.07(A, B, D)

Certificate of Appropriateness for alteration and graphics. Conversion of one story office structure to two retail restaurants

This was heard last month (please refer to March Results for extensive discussion). The Commission basically supported the building and graphics but had issues with the site plan – lack of an edge treatment and circulation. The applicant has submitted a revised site plan which is currently being circulated to Transportation / Public Service for review.

Discussion

One question was whether the direction should be off of Grant (applicant's preference) or off of Gay (Transportation's preference and prevailing decision). The mural and Betty's sign will come back. Also submit a detailed landscape plan. (A. It is intended to match what is going on in the surrounding area)

Results

Plan is approved. (9-0)

Case #3 786-14

Address: North Bank Park – 257 W. Spring Street

Applicant and Design Professional: Rogers Krajnak Architects, Inc.

Property Owner: City of Columbus / Recreation and Parks, attn. Justin Loesch

Request CC3359.07(A, G)

Certificate of Appropriateness for the construction of a small storage facility at North Bank Park. The project consists of a new 500 sf storage building at North Bank Park.

The project was conceptually reviewed last month. See March Results for more extensive discussion.

Discussion

All material will match the existing pavilion.

Results

Move for approval. (9-0)

VI. Conceptual and Informational Reviews

Case #4 787-14

Address: City of Columbus, R.O.W.

Applicant: Central Ohio Transit Authority (COTA)

Design Professional: COTA Staff and consultants

Request

Conceptual Review – Informational Presentation on Bus Rapid Transit and other transit matters. In particular:

- Wayfinding for the Downtown Circulator
- Bus Rapid Transit (BRT) downtown

Discussion

Commissioner Katz reported that he and Commissioners Hardesty and Lusk have been part of meetings about branding and communication, and extension of an earlier COTA case. He feels that COTA has done a good job. COTA showed an informational (wayfinding) sign. Commissioner Beatty stressed the need for downtown visitors to be able to get around. The sign is ADA compliant. COTA is not going north bound at the state house. COTA will be coming back in May with real time displays and Bus Rapid Transit information. SW – a lot is going on, need to be consistent.

Results

Move for approval (9-0)

Case #5 788 -14

Address: 360 Long St.

Applicant and Property Owner: 360 East Long LLC Brian Savage

Design Professional: Brent Racer

Request CC3359.05(C)1)

Conceptual review of improvements to a combination three story brick building and one story commercial building.

The architect is in the process of doing more detailed drawings. At this time plans are sketchy. Staff has recently issued a Certificate of Appropriateness for roofing and a door replacement.

Discussion

Applicant purchased the building about 45 days ago. Roof and tuck pointing have been done. Would like to rip off the paneling façade and see what is under it. There are two narrow columns on the old part of the building. Would like to incorporate them into the plans, if possible. Looking at possibly angling the door at the corner. – there's a good chance that that is what it was originally like or like in the 1800's. Would like to incorporate store front The barrel vault portion of the building was built in the 1920's. windows. The block building, which is behind, was built in the 1950's – that will be a garage. The barrel portion will be office or retail. The rear portion was a printers – the applicant would like to dispose of a lot of material.

RL – Have you had a structural engineer look through this? A. Yes, it is structurally sound. SW – if you could make the first floor look like the night photograph, that would be wonderful. Would like assistance to prevent cars from going through the building (Special Improvements District) The corner will be the applicant's office. The condominium for residence will be accessed via a Grant Ave. door and it will lead to steps and elevator.

SW – panels between windows will be important as are the windows.

Results

Conceptual only. Commissioner found the initial approach encouraging..

Case #6 789-14**Withdrawn****Address:** 501B Armstrong St.**Applicant:** Tanner Technologies LLC

Chad Crnkovich

Property Owner: Riverfront Apartments Co. / George Bavelis**Design Professional:** Susan V. Plaisted, Architect**Request**

Concept review for alterations of building, see applicant's statement. The applicant wishes to convert the right half of a brick commercial / warehouse building into two unit residential and is seeking positive Commission feedback before proceeding further.

VI. Request for Certificate of Appropriateness for Advertising Mural (Temporary Graphic)**Case #7 790-14****Batch 19 ad mural****467 N. High Street****Applicant:** Clear Channel Outdoor**Property Owner:** 467 N. High Condominium Association**Design Professional:** Clear Channel**Request:**

Design review and approval for installation of a vinyl mesh advertising mural to be located on the north elevation at 467 N. High St. Proposed mural – Batch 19 – Pre-Prohibition Style Beers, “Back for Good” This would be the inaugural ad mural at this location.
CC3359.07(D)

The ad mural shows an image of “Pre-Prohibition Columbus, The Arches on High Street, 1910” in sepia tone.

Please note: The proposed mural is located in the North Market Historic District listed on the Columbus Register of Historic Properties. As such this mural must receive a Certificate of Appropriateness from the Historic Resources Commission.

Dimensions of mural: 20'W x 15'H Two dimensional, non lit**Term of installation:** Seeking approval from May 2 through June 20, 2014.**Area of mural:** 300 sf**Approximate % of area that is text:** 8.5%**Discussion**

RL – why did the HRC turn it down? Applicant – the site has a faded old ad. The applicant is considering an appeal and would like to continue with getting the Downtown Commission's opinion. RL – is this heat transfer of vinyl mesh A. – mesh? It will be up 4 weeks. Could the lower corner messages be removed? Works for me. SW – this is about as unobtrusive as I've seen. KK – Arch City. JM – 8% text – would you be amenable to reduce? A. – yes. This was the first time that a mural was proposed at this site. RL – clearly this is a façade that has supported large scale advertisement. Do something that is reversible. A. – I wouldn't be asking for a Certificate but ask for some form of conditional approval is an

appeal is granted. JM – concern with putting something on a historic building. A. – owners approached. RL – we can’t take action. A – want feel to see if this would be appealable. KK, SW – this would be supportable. KK – fits in with the aesthetics of the area. JM, - I could support it, if done properly. DP – yes Would have to be 5%.

Result

General support, no formal vote taken..

Case #8 791-14

Columbus Dispatch

66 S. Third Street

Applicant: Clear Channel Outdoor

Property Owner: Capitol Square Ltd.

Columbus Dispatch

Design Professional: Clear Channel

Request:

Design review and approval for installation of vinyl mesh advertising murals to be located on the north elevation at 66 S. Third St. Proposed mural – Columbus Dispatch The Downtown Commission has previously approved numerous murals at this location, the latest being for the Columbus Dispatch. CC3359.07(D)

This is proposed to be a campaign highlighting Dispatch photography. Two ad murals will go up in fairly rapid order. The campaign was initially approved by the Commission at their February meeting. The applicant wishes to extend the campaign.

- May - Butterfly – “something new every day”
- June – Bicentennial Park – “something refreshing”

Dimensions of mural: 35’W x 20’H Two dimensional, non lit

Term of installation: Seeking approval from May through the end of June.

Area of mural: 700 sf

Approximate % of area that is text: 4.5%

Discussion

SW – these are about as close to you can get to great visuals. KK – I would beef up the photographer / place lines. RL – great art.

Result

Motion to approve (9-0)

Case #9 792-14

The James Cancer Center ad murals

Address: 60 E. Spring St.

Applicant: Orange Barrel Media

Property Owner: JSD Spring LLC

Design Professional: Orange Barrel Media

Request:

Design review and approval for installation of four vinyl mesh advertising murals for The James – “There is no routine cancer”. The murals are to be located on the east elevation of 60 E. Spring St. There have been numerous as murals at this location, the current one also being for The James CC3359.07(D).

Dimensions of mural: Two at 35’-9”W x 19’- 6”H, two dimensional, lit, vinyl mesh banners
Two at 30’ W x 73’ H

Term of installation: Seeking approval from April 28 to July 8, 2014

Area of murals: 5,774 sf **% of area that is text:** 5%

Discussion

The James is trying to expand to the population that there is more to cancer than breast cancer. The new hospital is set to open this fall. This is a branding campaign. JM – Is there another color other than white that would be less stark and integrate the composition. The residents of 60 E. Spring have not been addressed, although discussions have taken place in the past. KK – I regretted the current mural and feel the same way about the current one. understand it’s important community information but it doesn’t enhance experience. A. These are strong visual images. RL – I just don’t like the whole campaign. SW – I like the white panels, but not necessarily with the image. How to show the subject with not being so graphic. A. – Since the beginning of this campaign there has been a 30% increase in calls. MB – we put a lottery robot on this wall. I think the current proposal is a great piece. It might make me uncomfortable, but I get it. JM – it’s got good composition and at least it is not another liquor ad. ML – art can be provocative. KK – our responsibility is the downtown environment. We don’t want to put billboards up. DP – The current proposal is even more impactful. Could you have “The James on only the last panel?” I would be happy to take it back to the client. Will take the suggestion back to the client as a request.

Result

Motion to approve. (8-0)

Case 10 793-14**James Cancer Center Ad Mural**

274 S. Third Street

Applicant: Orange Barrel

Property Owner: Devere LLC

Design Professional: Orange Barrel

Request:

Design review and approval for installation of vinyl mesh advertising murals to be located on the north elevation at 274 S. Third St. Proposed mural – James Cancer “There is no routine cancer”. The Downtown Commission has previously approved numerous murals at this location, the latest being for the Leinenkugel’s. CC3359.07(D)

Discussion

This is a small location. It had the Rosenberg mural, the elegant lady in handcuffs.

Result

Motion to approve. (8-0)

Dimensions of mural: 28'6"W x 20'5"H Two dimensional, non lit

Term of installation: Seeking approval from April 28 through July 8, 2014.

Area of mural: 581.9 sf

Approximate % of area that is text: 3.5%

Case #11 794-14

Memorial Golf Tournament ad mural

Address: 64 E. Broad Street

Applicant: Orange Barrel Media

Property Owner: KT Partners LLC

Design Professional: Orange Barrel Media

Request:

Design review and approval for installation of a vinyl mesh advertising mural to be located on the east elevation of 64 E. Broad Street. Proposed mural –The Memorial Tournament – “See golf’s biggest names at Jack’s place”. There have been numerous murals at this site, including last year’s tournament. CC3359.07(D)3).

Dimensions of mural: 20'W x 32'H, two dimensional, non lit

Term of installation: Seeking approval from May 1 through June. 5, 2014

Area of mural: 640 sf

Approximate % of area that is text: 3.5%

Discussion

SW - Try not to keep it so busy. A. Next year there might be a dimensional aspect. RL – verify that there is no occupancy behind the window covered by the mural.

Result

Motion to approve. (8-0)

Case #12 795-14

Shock Top (Anheuser-Busch Beer) ad mural

300 W Spring Street (Northbank Condos) – facing southbound Neil Ave. traffic

Applicant: Orange Barrel Media

Property Owner: NWD 300 Spring LLC

Design Professional: Orange Barrel Media

Request:

Design review and approval for installation of a vinyl mesh advertising mural to be located on the north elevation of 300 W. Spring St. Proposed mural – The Shock Top (Beer) – “Live Life Unfiltered” . The Downtown Commission has previously approved numerous murals at this location, the latest being for The James - “There is no routine breast cancer”.

Dimensions of mural: 70'W x 31'H Two dimensional, non lit

Term of installation: Seeking approval from April 28 through July 3, 2014.

Area of mural: 2,170 sf

Approximate % of area that is text: 3.5%

Discussion

The applicant completely redesigned this to put beer over to the right and expose water. SW
– Could you reduce the size of the beer glass. We need to be careful on overdoing things.

Result

Motion to approve (7-1) Wittmann

VIII. Business / Discussion

Public Forum

Staff Certificates of Appropriateness have been issued since last meeting (Mar. 25 2014)

1. 175 E. Town St. – Lot Split
2. 51 E. Gay St. – vent for new restaurant
3. 21 E. State St. - Louver / vent for relocated Planters Peanuts
4. 115 W. Main St. – Signage – Schiff-Arnold
5. 196 S Grant Ave. – Window Replacement, EIFS repair
6. 259 S. Third St. – Signage – Sweet Simpliciteas
7. Genoa Park – Roofing
8. 31-45 Fifth St. – Capitol Plaza Parking Garage – Sprint Antenna
9. CCAD Fashion Tent
10. 161-171 Grant Ave. – CCAD Bldg. – Sprint rooftop antenna
11. 300 W. Spruce St. - Sprint rooftop antenna
12. 525 E. Mound St. - Sprint rooftop antenna
13. 254 S. Fourth St. – Sidewalk café referral – 16 Bit
14. 22 W. Gay St. – Roof repair
15. 175 S. Third St. - Door

If you have questions concerning this agenda, please contact Daniel Thomas, Urban Design Manager, Planning Division at 645-8404.